

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 11 TO LEASE NO. GS-11B-02095
ADDRESS OF PREMISES Judiciary Center Building 555 4th Street, NW Washington, DC 20001-2733	PDN Number:

THIS AMENDMENT is made and entered into between **NSP Ventures Corporation**

whose address is: c/o J Street Companies
1025 Thomas Jefferson Street, NW
Suite 170
Washington, DC 20007-5201

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, upon execution by the Government, as follows:

1. This Lease Amendment (LA) is issued to reflect a 42 month extension of this Lease for 167 structured parking spaces located at Judiciary Center Building, 555 4th Street, NW, Washington, DC. The extension term shall commence on January 1, 2018 and shall expire on June 30, 2021.
2. Effective January 1, 2018, the annual rent shall be **\$696,091.70**, payable at a rate of \$58,007.64 per month in arrears.
3. Effective January 1, 2018, the base year for operating cost adjustments, pursuant to Paragraph 2.2 of the SFO, shall remain as (b) (4). Annual operating cost adjustments shall continue through the extension term with the first operating cost adjustment due on October 19, 2018.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)

Signature: _____
Name: KADAB TSUNODA
Title: EXEC. Vice President
Entity Name: N.S.P. Ventures Corp.
Date: June 2, 2018

FOR THE GOVERNMENT:

(b) (6)

Signature: _____
Name: Joel T. Berelson
Title: Lease Contracting Officer
GSA, PBS, NCR, OPMRE
Date: JUN 15 2018

WITNESSED FOR THE LESSOR BY:

(b) (6)

Signature: _____
Name: STANLEY P. FOLENE
Title: CFO, managing agent
Date: June 12, 2018

4. The Government accepts and shall continue to occupy the Premises in its current existing condition, which the Lessor represents as good and tenable. Subject to normal wear and tear, the Lessor shall continue to maintain and repair as necessary all the elements of the Building Shell to its existing condition. There shall be no tenant improvement or other allowances being provided in connection with this lease amendment during the extension period.

This document will not constitute a payment until the date of execution by the Government. As a result, even though payments will be made retroactively, no rental payments are due under this agreement until (30) days after the date of execution.

All other terms and conditions of the lease shall remain in force and effect.

INITIALS:


LESSOR

&


GOV'T